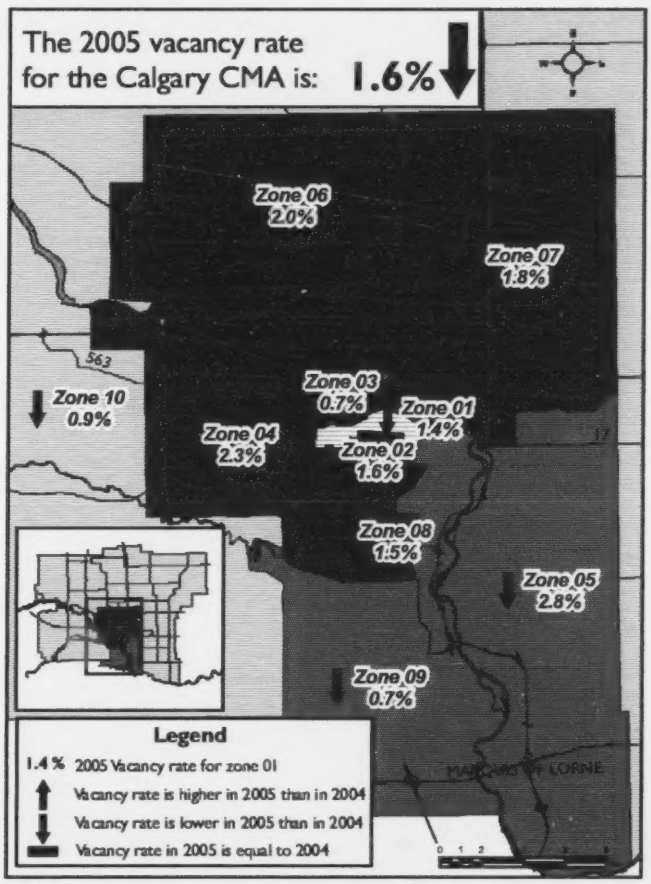
RENTAL MARKET REPORT

CALGARY CMA
OCTOBER 2005

Apartment Vacancies Tighten While Rents Remain Flat

- Apartment vacancies in the Calgary CMA declined significantly in 2005, down 2.7 percentage points from the previous year to 1.6 per cent.
- At 1.6 per cent in 2005, Calgary's apartment vacancy rate was the lowest since 2001.
- Average apartment rents recorded a negligible $2 increase for two-bedroom units in 2005, reaching $808 per month.
- The vacancy rate for row (town home) rentals fell to 2.7 per cent, down from 4.1 per cent in 2004.
- Calgary's 2005 rental stock had 919 fewer apartments and 38 fewer row units than in 2004.


The 2005 vacancy rate for the Calgary CMA is: 1.6%
Zone 06 2.0%
Zone 07 1.8%
Zone 10 0.9%
Zone 03 0.7%
Zone 01 1.4%
Zone 04 2.3%
Zone 02 1.6%
Zone 08 1.5%
Zone 05 2.8%
Zone 09 0.7%
Legend
1.4% 2005 Vacancy rate for zone 01
Vacancy rate is higher in 2005 than in 2004
Vacancy rate is lower in 2005 than in 2004
Vacancy rate in 2005 is equal to 2004

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Canada

CMHC SCHL
HOME TO CANADIANS

Apartment Vacancies Tighten in 2005

After posting a negligible 0.1 percentage point decline to 4.3 per cent in 2004, CMHC found the apartment vacancy rate in the Calgary Census Metropolitan Area (CMA) was cut significantly in October 2005 to 1.6 per cent. This represents the lowest level of vacancies since 2001 when CMHC found the overall vacancy rate to be 1.2 per cent. Among the factors leading to lower vacancies in 2005, a strong recovery in net migration, a decline in the rental market universe, and a lack of rent increases stand out as the most dominant.

Out of every one thousand privately-initiated rental apartment units, the overall vacancy rate translates into 16 units available for rent and immediate occupancy at the time of the survey. CMHC's survey found 661 vacant privately-owned apartments in the Calgary CMA, 1,147 fewer than the 1,808 vacant units reported in October of 2004. Two-bedroom suites, which account for 41 per cent of the apartment rental universe, experienced the largest decline in vacancies in 2005, down 3.6 percentage points to 1.6 per cent. One-bedroom units, which comprise 50 per cent of Calgary's apartment universe, experienced the lowest vacancy rate among bedroom count, down from 3.4 per cent in 2004 to 1.4 per cent in 2005.

Apartment vacancies in 2005 declined in all of the 10 sectors comprising the Calgary CMA. The largest rate decline occurred in the Southeast sector (Zone 5), where vacancies fell to 2.8 per cent in 2005. Though this still represents the highest vacancy rate among sectors in the CMA, the decline in the Southeast sector in 2005 is a significant departure from previous years. In 2003 and 2004, the Southeast sector suffered the highest vacancy rates of 7.1 and 10.5 per cent, respectively. Undoubtedly, the absorption of new rental units was a key factor contributing to the lower vacancies in 2005. In the preceding two years, over 450 rental units were added to the Southeast sector via new construction, many of which were unabsorbed at the time of the 2003 and 2004 surveys. Since then, most of the previously unabsorbed units have been occupied.

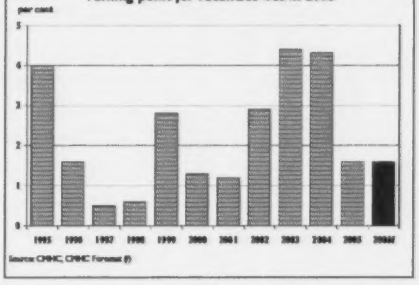
The Southeast's decline in vacancies was followed by the Fish Creek sector (Zone 9), where the vacancy rate fell from 4.8 per cent in 2004 to a CMA low of 0.7 per cent in 2005. The Southwest sector (Zone 4), also had a strong reduction in vacancies, falling from 6.1 per cent in 2004 to 2.3 per cent one year later. Undoubtedly, a decline in average rents helped attract and retain tenants to the Southwest sector. In 2005, lower rents were reported in the Southwest for all bedroom types, the most prominent being a four per cent decline among two-bedroom units.

In 2005, North Hill (Zone 3) matched the Fish Creek sector with the lowest apartment vacancy rate, dropping from 3.4 per cent a year earlier to 0.7 per cent. A major student housing renovation at SAIT campus was the prime contributor to the tighter vacancy rate, as it displaced up to 400 students requiring rental accommodation elsewhere. The renovation began in the spring of 2005 and is not expected to be completed until late 2006.

Comparing apartment units by structure size, it appears that units within mid- to large-sized structures also had the lowest rate of vacancy. For rental suites in buildings of 20 units or more, vacancies were below the CMA average of 1.6 per cent. Interestingly, the average rent among the largest structures was the highest in the CMA, suggesting a willingness among Calgarians to rent higher quality product in larger structures. More often than not, larger structures provide the additional value of underground parking, hence warranting higher rents. Meanwhile, vacancy rates among the smallest structures were the highest in the Calgary CMA for the second consecutive year. Despite have the lowest rents by structure size, units in buildings with five or fewer units had the highest vacancy rate in 2005 at 3.3 per cent.

Calgary CMA Apartment Vacancy Rate

Turning point for vacancies was in 2003



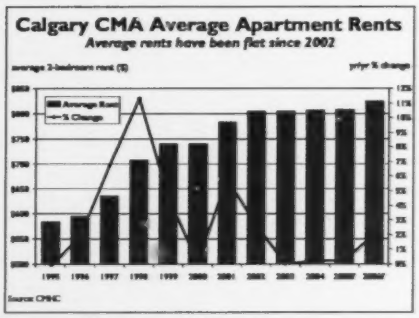
Source: CMHC, CMHC Forecast (f)

Average Rents Remain Flat in 2005

Following a marginal decline of 0.7 per cent to $716 per month in 2004, tenants in the Calgary CMA saw their average rents increase by less than one per cent in 2005, reaching $723 for all units. Coming off the two highest vacancy rates in the last 10 years, property owners have been increasingly reluctant to boost rents in an attempt to cut vacancies. The strategy appears to have worked, as the vacancy rate in 2005 recorded the largest year-over-year decline in 20 years.

By unit type, bachelor units recorded the strongest year-over-year gain in average apartment rents in 2005, up 1.8 per cent to $524 per month. However, bachelor units represent only five per cent of Calgary's rental stock. One-bedroom units, which account for 50 per cent of Calgary's apartment rental stock, posted a 1.7 per cent gain since 2004, reaching $666 per month. Meanwhile, suites of three or more bedrooms saw their average rents increase by a similar margin, up $9 to $775 per month. Two-bedroom units recorded the smallest year-over-year gain in 2005, up $2 or 0.3 per cent year-over-year to $808 per month. This represents a significant departure from the 1997 to 2001 period, when the average two-bedroom rent increased by an average of over six per cent annually. Since 2001, two-bedroom rents have increased less than 0.8 per cent per year, on average.

While overall rents increased by nearly one per cent in 2005, a number of units undoubtedly experienced declines in their monthly rental rates. With new additions to the rental stock commanding premium rates, rent reductions among some units had to occur to maintain the overall gain in average rents at nearly one per cent. Indeed, such was the case in the Downtown (Zone 1), North Hill (Zone



3), and Southwest (Zone 4) sectors, as all experienced lower average rents than in 2004. The largest reduction occurred in the Southwest, where overall average rents fell 3.1 per cent from 2004 to $698 per month. This translates into a savings of $22 per month from the previous year. In the Downtown and North Hill sectors, the average rents fell $6 and $13 during the 12-month period ending October 2005, to $735 and $656, respectively. Indeed, the rent reductions in these zones have been successful in driving down vacancies, as each have reported marked declines in their vacancy rate in 2005.

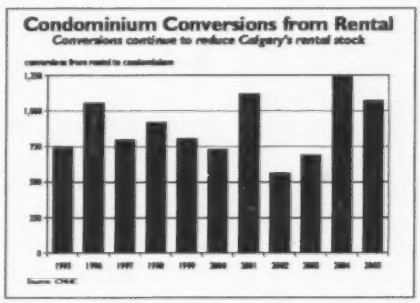
Among the zones recording increases in their monthly rental rates in 2005, the largest gains occurred in the Beltline (Zone 2) and Southeast (Zone 5) sectors, up by 2.9 and 3.0 per cent to $718 and $676, respectively. Rents in these sectors were boosted by newly constructed units, as both experienced absorption of newly constructed units in the 12 months preceding the survey. All other zones recording higher rents in 2005 saw more subdued gains. Following the only gain among sectors in 2004, the Northwest (Zone 6) recorded a 1.5 year-over-year increase in their monthly rental rate in 2005 to $740 per month.

Decline in Rental Stock Continues to Curb Vacancies

For the second year in succession, Calgary's rental market universe posted a significant decline. In 2004, the rental apartment universe fell by 909 units from the previous year. In the 12 months that followed, another 919 apartment rental suites were removed for various reasons, representing a 2.2 per cent decline from 2004's universe to 41,416 suites. This represents the ninth time in the last 10 years that Calgary's rental stock has declined. Undoubtedly, the decline in the rental market universe was a strong contributor to the drop in 2005's vacancy rate. Had it not occurred, the apartment vacancy rate this year would have been 3.7 per cent, assuming the 2005 reported demand of 40,755 rented units.

The decline in Calgary's rental stock can be attributed to a large number of conversions from rental tenure to condominium. Following a record 970 apartment conversions in 2004, another 975 were removed from the apartment rental stock in favour of condominiums during the 12-month period ending October 2005. The conversion of row units from rental to condominium, meanwhile, slipped from 317 in the 12 months preceding the 2004 survey to 97 in the 12 months that followed.

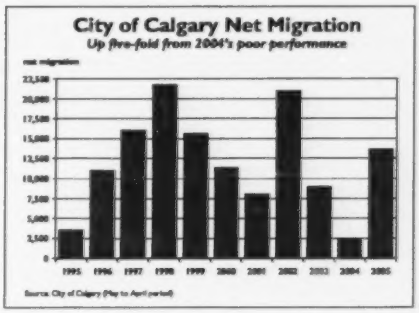
As has been the case since the mid 1980's, the conversion of suites from rental to condominium has far surpassed the



number of new rental completions. In the 12 months following 2004's rental market survey, 477 new rental units were completed in the Calgary CMA. While this is a notable increase from the 256 completions in the preceding 12 months, it must be noted that only half are intended for the traditional rental market. Of the rentals completed since the 2004s survey, 132 of them were assisted living.

Net Migration Recovers from 12-year Low

The 2005 release of Calgary's civic census numbers was welcome news to Calgary's rental property owners. For the 12-month period ending April 2005, net migration into the city (the difference between those moving to Calgary



and those leaving) totaled 13,677 people. This represents an impressive five-fold gain over 2004's performance of 2,253, which, by all accounts, will be seen as an anomaly for years to come. The latest net migration figure also surpasses the previous five-year average by 33 per cent. Meanwhile, it eclipses the previous 10-year average by a 15 per cent margin, a period which included two years in excess of 20,000 people.

For the 12-month period ending in April 2006, CMHC expects net migration to total 15,000 people, the best performance for net migration since 2002. Undoubtedly, the most revealing indicator for the direction of migrants is the relative strength of competing labour markets. Calgary's solid employment prospects, record low unemployment rate, strong income gains, and low taxes will maintain our magnetic draw for migrants. That said, recent tax cuts combined with tightening labour markets in British Columbia and Saskatchewan will result in some resistance from neighbouring provinces. Within Alberta, Fort McMurray and Edmonton will also provide heavy competition for migrants thanks to the massive investments in the energy sector. As a result, Calgary will now have to rely more heavily on eastern Canada and internationally for migrants. With a more aggressive provincial nominee program for international migrants, the resulting gain in international migration should come as welcome news for rental property owners as new immigrants have the highest propensity to rent.

Availability Survey Points to Less Turnover

One year ago, CMHC expanded its Rental Market Survey to include a study of availability. A rental unit is considered available if the unit is vacant, or the existing tenant has given or received official notice to move and a new tenant has not signed a lease. As the definition of availability includes vacancy, the availability rate will always be equal to or greater than the vacancy rate.

In the first year of the survey, Calgary's apartment availability rate was 6.2 per cent, 1.9 percentage points above the rate of vacancy. One year later in 2005, the availability rate was cut to 3.4 per cent, a 1.8 percentage point difference from the rate of vacancy. At 2.3 percentage points, bachelor suites had the greatest difference between its vacancy and availability rate. Bachelor units also experienced the steepest decline in its availability rate, dropping from 8.5 per cent in 2004 to 4.3 per cent in 2005. Three-bedroom plus suites had the highest rate of availability, at 5.7 per cent. The lowest availability rates were among one- and two-bedroom suites, at 3.2 and 3.4 per cent, respectively.

Row Vacancies Down from 10-year High

After reaching the highest point in ten years, the vacancy rate in Calgary's row rentals recorded a marked decline in 2005. Following a 0.1 percentage points gain to 4.1 per cent in 2004, row vacancies shifted downward to 2.7 per cent in 2005. All survey zones recorded a lower townhouse vacancy rate compared to 2004. Following the highest vacancy rate among zones in 2004, the North Hill (Zone 3) sector recorded the largest decline in row vacancies, dropping from 7.1 per cent in 2004 to a CMA low of 0.0 per cent the following year. Like the apartment market, the SAIT student renovation was responsible for the severe drop in vacancies. The next largest decline was in the Southeast (Zone 5), where the vacancy rate fell from 6.9 per cent in 2004 to 4.5 per cent in 2005.

Among bedroom types, one-bedroom row units reported the strongest decline in vacancies in the Calgary CMA, dropping 1.8 percentage points in 2005 to 3.0 per cent. Two-bedroom suites saw their vacancy rate fall from 3.8 per cent to 2.3 per cent in 2005, while suites with three or more bedrooms saw their vacancy rate fall from 4.4 to 3.3 per cent.

To hedge the risk of higher vacancies, row-unit landlords maintained rents near 2004's levels. Following two consecutive one per cent declines in 2003 and 2004, average rents for all bedroom types increased 0.9 per cent in 2005, by $7 to $805 per month. Three-bedroom or more rents posted the smallest year-over-year gain among bedroom types, up 0.5 per cent to average $841 per month. One- and two-bedroom suites their rents increase by just over one per cent.

RENTAL MARKET OUTLOOK

Vacancies to Remain Low in 2006

Following a substantial decline to 1.6 per cent in 2005, CMHC expects Calgary's apartment vacancy rate will remain below the two per cent level in 2006. The return to strong levels of net migration will continue to backfill rental units vacated by those moving to home ownership. Meanwhile, the supply of first-time buyers will continue to diminish as rising prices and modestly higher mortgage rates push ownership beyond the reach of some renters. Moreover, much first-time demand has been brought forward from previous years. The lack of rental rate increases will also slow the move to home ownership.

As was the case in previous years, declining rental competition should also contribute to low vacancies over the forecast period. The number of conversions from rental to condominium will continue to surpass new construction, resulting in a continued decline in the rental market universe. Calgary's rental market universe will remain the lowest per capita among the 28 CMAs, and will continue to decline due to persistent population gains and the number of conversions surpassing the rate of new rental construction. Despite a shift to lower vacancies, a lack of rental rate increases combined with heightened inventories of newly completed rentals should result in little rental construction moving forward.

While a return to lower vacancies is welcomed, market participants should not expect a return to the level of vacancies experienced from 1997 to 1998 when Calgary enjoyed the lowest vacancy rate in the country. Though mortgage rates will rise over the forecast period, they will still be quite low by historical standards. As a result, first-time buying will still occur. However, the exodus of renters into home ownership will be at a more modest pace than previous years. Though the new condominium market will continue to target renters, it will have a more difficult time competing with traditional rentals due to escalating production costs. A few years ago, the average price of an apartment condominium was under $160,000. In the face of higher labour, land, and material costs, that average price for a comparable unit could easily reach $215,000 in 2006. As a result, what used to be a $250 per month premium to carry the average condominium apartment (principal and interest minus average two-bedroom rent) a few years ago could easily double by 2006. Many renters will find this jump in the 'ownership premium' unacceptable and simply elect to remain in their rental accommodations.

Modest Rent Increases Expected

In 2003 and 2004, Calgary's apartment vacancy rate was among the highest level in 10 years. As a result, landlords held rents flat in attempt to reduce the incentive for their tenants to jump to home ownership. In addition to holding rents stable, landlords reintroduced a number of incentives such as paid utilities and a free month rent with lease. While

such incentives have promoted tenant retention and helped attract new ones, they have also cut into net operating incomes.

In 2006, tenants can expect the first notable increase in average rents in four years. Many property owners will find the increase necessary as they face heightened operating costs. These include higher natural gas prices as well as increased insurance and property taxes. Such increases will translate into a $16 per month increase for a two-bedroom unit, reaching $824 in 2006.

An upside risk to average rental rates comes from the completion of some newly constructed units as they typically command higher than average rents. In the first ten months of 2005, a total of 493 rental units were completed, all of which will be eligible for 2006's survey.

That said, such pressure toward higher rents will be mitigated by other factors. Rather than boost rents and risk turnover and higher vacancies in 2006, landlords will prefer to drop the number of incentives offered in the last few years. Now that vacancies have fallen to the two-percent range, aggressive incentives to attract new tenants will no longer be required.

NATIONAL OVERVIEW

National Apartment Vacancy Rate Stabilizes

The average rental apartment vacancy rate in Canada's 28 major centres[1] was unchanged at 2.7 per cent in October 2005 compared to last year. This follows three consecutive increases in the vacancy rate over the 2002 to 2004 period. The vacancy rate remains below the average of 2.8 per cent observed over the 1995 to 2004 period.

Thanks to a solid economy and strong job creation, household formation has been healthy, which has promoted demand for both ownership and rental housing. The stabilizing of the vacancy rate across the major centres reflects a number of factors. As the majority of new immigrants initially settle in rental housing, high levels of immigration have been a key driver of rental demand over the past year. Also, across most centres, more renters are remaining in rental units as the gap between the cost of home ownership and renting increased in 2005. These two factors have put downward pressure on vacancy rates over the past year.

On the other hand, home ownership demand remained very strong, which can be seen from the record level of existing home sales in 2005. Strong home ownership demand continues to apply upward pressure on vacancy rates. Adding to this is the high level of condominium completions in some centres. Condominiums are a relatively inexpensive form of housing that are often purchased by renter households switching to home ownership. In some cases, condos supplement the rental market as they may be purchased by investors who, in turn, rent them out. Therefore, high levels of condominium completions have created competition for the rental market and have put upward pressure on vacancy rates.

Even though the average rental apartment vacancy rate has moved higher in recent years, many households are still facing affordability issues across Canada. Either these households need to move to less expensive units or require additional help to make their monthly shelter costs more affordable. In some cases, however, there are not enough vacant units to meet the needs of all households in core housing need. Therefore, additional affordable housing units continue to be required.

The centres with the highest vacancy rates in 2005 were Windsor (10.3 per cent), Saint John (NB) (5.7 per cent), Saskatoon (4.6 per cent), Thunder Bay (4.6 per cent), Edmonton (4.5 per cent), St. John's (NFLD) (4.5 per cent), and Saguenay (4.5 per cent). On the other hand, the major urban centres with the lowest vacancy rates were Victoria (0.5 per cent), Sherbrooke (1.2 per cent), Québec (1.4 per cent), Vancouver (1.4 per cent), Trois-Rivières (1.5 per cent), Calgary (1.6 per cent), and Greater Sudbury (1.6 per cent).

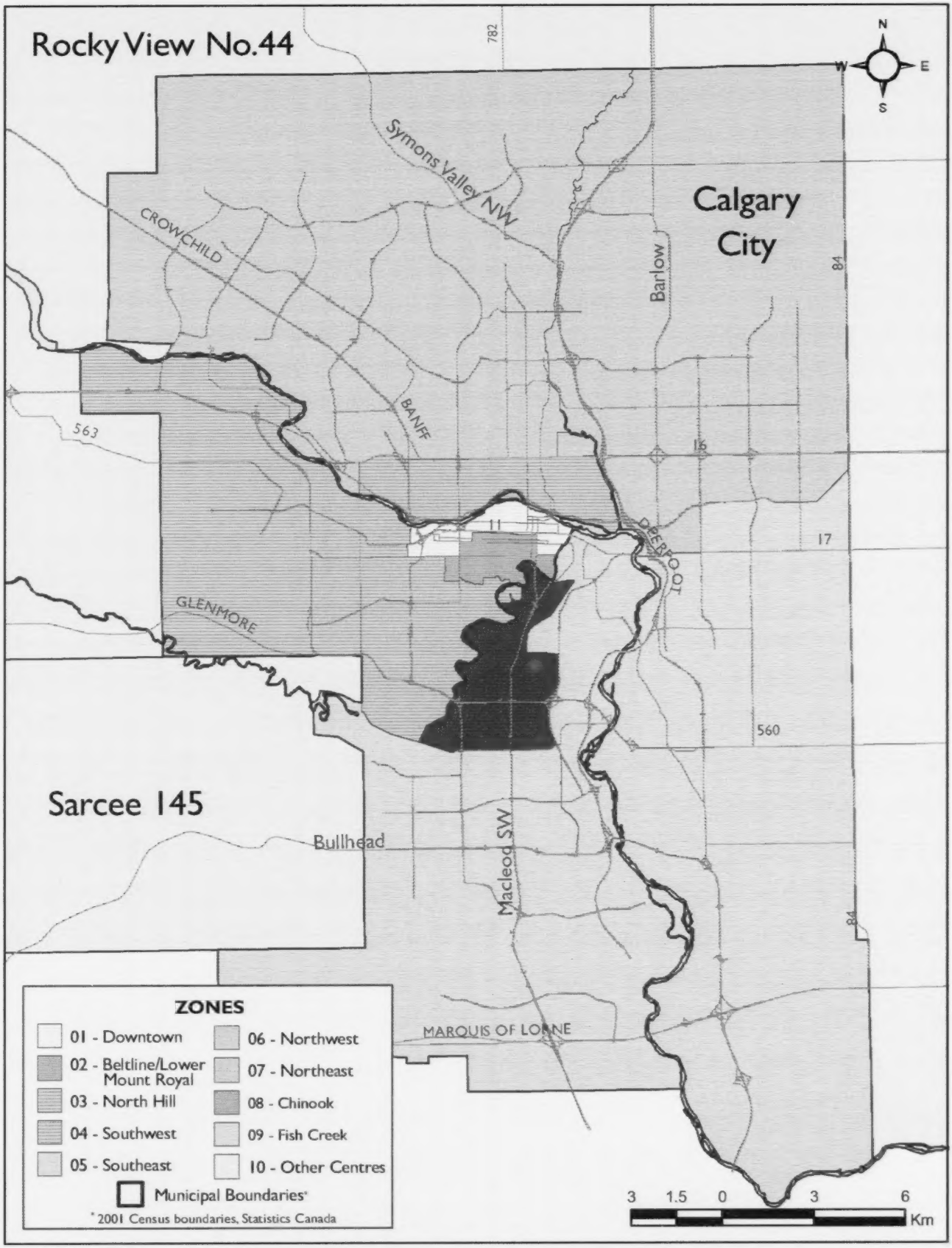
Average rents for two-bedroom apartments increased in 25 of the 28 major centres. However in 15 of the 25 major centres where rents were up, the increases were small. The greatest increases occurred in Kitchener, Victoria, and Quebec where rents were up 6.0 per cent, 4.8 per cent, and 4.2 per cent, respectively. Overall, the average rent for two-bedroom apartments across Canada's 28 major centres increased by 1.6 per cent in October 2005 compared to last year.

The highest average monthly rents for two-bedroom apartments were in Toronto ($1,052), Vancouver ($1,004), and Ottawa ($920), while the lowest were in Trois-Rivières ($474) and Saguenay ($472).

[1] Major centres are based on Statistics Canada Census Metropolitan Areas (CMA) with the exception of the Ottawa-Gatineau CMA which is treated as two centres for Rental Market Survey purposes.

Apartment Vacancy Rates (%) by Major Centres

	2004	2005
Abbotsford	2.8	3.8
Calgary	4.3	1.6
Edmonton	5.3	4.5
Gatineau	2.1	3.1
Greater Sudbury	2.6	1.6
Halifax	2.9	3.3
Hamilton	3.4	4.3
Kingston	2.4	2.4
Kitchener	3.5	3.3
London	3.7	4.2
Montréal	1.5	2.0
Oshawa	3.4	3.3
Ottawa	3.9	3.3
Québec	1.1	1.4
Regina	2.7	3.2
Saguenay	5.3	4.5
Saint John	5.8	5.7
Saskatoon	6.3	4.6
Sherbrooke	0.9	1.2
St. Catharines-Niagara	2.6	2.7
St. John's	3.1	4.5
Thunder Bay	5.0	4.6
Toronto	4.3	3.7
Trois-Rivières	1.2	1.5
Vancouver	1.3	1.4
Victoria	0.6	0.5
Windsor	8.8	10.3
Winnipeg	1.1	1.7
Total	**2.7**	**2.7**


Rocky View No.44
782
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Symons Valley NW
CROWCHILD
Calgary City
Barlow
84
BANFF
563
16
11
17
DEERFOOT
GLENMORE
560
Sarcee 145
Bullhead
Macleod SW
84
MARQUIS OF LORNE
ZONES
01 - Downtown
02 - Beltline/Lower Mount Royal
03 - North Hill
04 - Southwest
05 - Southeast
06 - Northwest
07 - Northeast
08 - Chinook
09 - Fish Creek
10 - Other Centres
Municipal Boundaries*
* 2001 Census boundaries, Statistics Canada
3 1.5 0 3 6
Km

ZONE DESCRIPTIONS - CALGARY CMA	
Zone 1	**Downtown** - North: the Bow River; West: 24 Street SW; East: the Elbow River; South: 17 Avenue SW (from 24A Street SW to 14 Street SW), 12 Avenue SW (from 14 Street SW to 11 Street SW), 10 Avenue SW (from 11 Street SW to 2nd Street SE), and 17 Avenue SE (from 2nd Street SE to the Elbow River).
Zone 2	**Beltline/Lower Mount Royal** - North: 17 Avenue SW (from 17 Street SW to 14 Street SW), 12 Avenue SW (from 14 Street SW to 11 Street SW), 10 Avenue SW (from 11 Street SW to 2nd Street SE), and 17th Avenue SE (from 2nd Street SE to the Elbow River); West: 17 Street SW; East: 2nd Street SE (from 10 Avenue SW to 17 Avenue SE), otherwise Elbow River; South: 26 Avenue SW (from 17 Street SW to 14 Street SW), Frontenac Avenue (from 14 Street SW to 8 Street SW), Hillcrest Avenue (from 8 Street SW to 4 Street SW), otherwise Elbow River.
Zone 3	**North Hill** - North: 16 Avenue NW; West: 37 Street NW; East: Deerfoot Trail; South: Bow River.
Zone 4	**Southwest** - North: Bow River; West: West City Limits; East: 24 Street SW (from Bow River to 17 Avenue SW), 17 Street SW (from 17 Avenue SW to 26 Avenue SW), otherwise Elbow River; South: Tsuu Tina Nation 145 (from West City Limits to Sarcee Trail SW), Glenmore Trail (from Sarcee Trail SW), otherwise Glenmore Reservoir.
Zone 5	**Southeast** - North: Bow River (from Elbow River to Barlow Trail SE), 17 Avenue SE (from Barlow Trail SE to 36 Street SE), Memorial Drive SE (from 36 Street SE to Eastern City Limits); West: Elbow River (from Bow River to 25 Avenue SW), Blackfoot Trail (from 26 Avenue SW to Anderson Road SE), otherwise Bow River; East: Eastern City Limits; South: Southern City Limits.
Zone 6	**Northwest** - North: Northern City Limits; West: Western City Limits; East: Nose Creek; South: Bow River (from Western City Limits to 37 Street NW), otherwise 16th Avenue NW.
Zone 7	**Northeast** - North: Northern City Limits; West: Nose Creek; East: Eastern City Limits; South: Bow River (from Nose Creek to Barlow Trail SE), 17 Avenue SE (from Barlow Trail SE to 36 Street SE), Memorial Drive SE (from 36 Street SE to Eastern City Limits).
Zone 8	**Chinook** - North: Elbow River; West: Elbow River; East: Blackfoot Trail; South: Heritage Drive SW.
Zone 9	**Fish Creek** - North: Glenmore Reservoir (from Western City Limits to 14 Street SW), otherwise Heritage Drive SW and SE; West: Western City Limits; East: Blackfoot Trail (from Heritage Drive SE Avenue SW to Anderson Road SE), otherwise Bow River; South: Southern City Limits.
Zones 1-9	**Calgary City**
Zone 10	**Other Centres**
Zones 1-10	**Calgary CMA**

Zone Realignment and Census Tract Revision

For a number of centres, the zones were realigned to better match existing neighbourhoods (see zone descriptions) and, in some cases, the zones were renumbered. At the same time, the census tracts, which make up the zones, were revised to make them correspond to the 2001 census boundaries (as determined by Statistics Canada). The result of these two actions is the following: the universe size, the vacancy rate and the average rent reported for year 2004 in the 2004 rental market publications may be different from the year 2004 numbers reported in the 2005 reports.

Rental Market Report Tables

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1	Vacancy Rates (%) by Zone and Bedroom Type
1.1.2	Average Rents ($) by Zone and Bedroom Type
1.1.3	Number of Units - Vacant and Universe by Zone and Bedroom Type
1.1.4	Availability Rates (%) by Zone and Bedroom Type
1.2.1	Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2	Average Rents ($) by Year of Construction and Bedroom Type
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1.3.2	Average Rents ($) by Structure Size and Bedroom Type
1.4	Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3	Vacancy Rates (%) by structure Size and Zone

Private Row (Townhouse) Data:

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2.1.3	Number of Units - Vacant and Universe by Zone and Bedroom Type
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Private Apartment and Row (Townhouse) Data:

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3.1.2	Average Rents ($) by Zone and Bedroom Type
3.1.3	Number of Units - Vacant and Universe by Zone and Bedroom Type
3.1.4	Availability Rates (%) by Zone and Bedroom Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Zone 1 - Downtown	6.2	2.0	2.8	1.2	3.9	1.6	**	**	3.5	1.4
Zone 2 - Beltline	6.5	2.8	3.9	1.6	4.0	1.4	**	0.0	4.1	1.6
Zone 3 - North Hill	1.3	0.5	3.3	0.5	3.9	1.2	**	**	3.4	0.7
Zone 4 - Southwest	6.5	0.5	4.5	2.1	7.4	2.6	6.5	2.4	6.1	2.3
Zone 5 - Southeast	5.7	3.9	8.3	1.9	13.6	2.7	6.8	5.9	10.5	2.9
Zone 6 - Northwest	**	**	1.6	1.5	3.4	1.6	3.6	5.4	2.7	2.0
Zone 7 - Northeast	**	**	2.1	1.2	6.0	2.1	0.0	3.2	4.3	1.8
Zone 8 - Chinook	**	0.0	3.3	2.0	3.1	1.0	**	1.0	3.1	1.5
Zone 9 - Fish Creek	6.7	0.0	1.7	0.4	6.5	0.6	4.2	2.7	4.8	0.7
Calgary City (Zones 1-9)	5.8	2.0	3.4	1.4	5.2	1.6	4.5	3.5	4.3	1.6
Zone 10 - Other Centres	0.0	0.0	1.8	0.9	1.9	0.8	1.9	2.1	1.8	0.9
Calgary CMA	**5.7**	**2.0**	**3.4**	**1.4**	**5.2**	**1.6**	**4.5**	**3.5**	**4.3**	**1.6**

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	2004	2005	2004	2005	2004	2005	2004	2005
Zone 1 - Downtown	497	526	688	683	886	877	**	**
Zone 2 - Beltline	529	544	644	665	842	848	**	**
Zone 3 - North Hill	**	507	618	620	754	730	**	**
Zone 4 - Southwest	483	471	640	637	802	770	735	733
Zone 5 - Southeast	**	**	628	670	687	704	642	642
Zone 6 - Northwest	**	**	666	682	785	794	746	768
Zone 7 - Northeast	**	**	652	655	750	771	**	**
Zone 8 - Chinook	**	**	656	665	765	797	**	**
Zone 9 - Fish Creek	578	586	720	733	846	856	823	831
Calgary City (Zones 1-9)	515	524	655	666	807	809	768	776
Zone 10 - Other Centres	493	477	617	619	**	**	**	**
Calgary CMA	**515**	**524**	**655**	**666**	**806**	**808**	**766**	**775**

** : Data suppressed to protect confidentiality or because data is not statistically reliable

n/u : No units exist in the universe for this category n/s : No units exist in the sample for this category n/a : Not applicable

1.1.3 Number of Private Apartment Units Vacant and Universe in October 2005 by Zone and Bedroom Type
Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - Downtown	7	356	43	3,539	28	1,716	**	**	79	5,633
Zone 2 - Beltline	24	863	104	6,400	50	3,566	0	53	178	10,882
Zone 3 - North Hill	1	201	11	2,186	16	1,426	**	**	28	3,892
Zone 4 - Southwest	1	210	48	2,312	64	2,408	9	396	122	5,326
Zone 5 - Southeast	2	51	11	567	19	711	10	171	42	1,500
Zone 6 - Northwest	**	**	32	2,080	37	2,302	28	522	100	4,980
Zone 7 - Northeast	**	**	8	674	23	1,108	3	95	34	1,884
Zone 8 - Chinook	0	43	33	1,619	13	1,351	1	98	47	3,111
Zone 9 - Fish Creek	0	44	5	1,218	14	2,189	8	314	28	3,765
Calgary City (Zones 1-9)	38	1,849	293	20,595	265	16,777	61	1,751	657	40,973
Zone 10 - Other Centres	0	23	1	113	2	259	1	48	4	443
Calgary CMA	**38**	**1,872**	**294**	**20,708**	**267**	**17,036**	**62**	**1,799**	**661**	**41,416**

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type
Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Zone 1 - Downtown	6.5	3.9	4.4	3.5	5.6	3.3	**	**	5.0	3.5
Zone 2 - Beltline	11.6	5.4	6.1	3.7	6.0	4.5	**	1.9	6.5	4.1
Zone 3 - North Hill	3.3	4.5	5.2	2.4	5.9	3.0	**	**	5.5	2.6
Zone 4 - Southwest	6.5	0.5	6.2	3.2	9.8	4.1	8.1	5.0	8.1	3.6
Zone 5 - Southeast	5.7	5.9	9.2	2.5	15.0	4.4	8.8	10.3	11.7	4.4
Zone 6 - Northwest	**	**	2.4	4.2	4.2	3.8	4.7	7.3	3.5	4.3
Zone 7 - Northeast	**	**	3.8	1.9	7.3	4.5	4.0	5.3	5.8	3.6
Zone 8 - Chinook	**	0.0	6.3	2.5	5.7	1.6	**	4.7	5.8	2.1
Zone 9 - Fish Creek	11.1	0.0	3.4	0.9	8.8	1.4	6.6	4.7	6.9	1.5
Calgary City (Zones 1-9)	8.7	4.3	5.2	3.2	7.1	3.5	6.7	5.8	6.2	3.5
Zone 10 - Other Centres	0.0	8.7	3.6	0.9	5.0	1.5	1.9	2.1	4.1	1.8
Calgary CMA	**8.5**	**4.3**	**5.2**	**3.2**	**7.1**	**3.4**	**6.5**	**5.7**	**6.2**	**3.4**

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1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Calgary CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Calgary CMA										
Pre 1960	**	1.6	5.1	1.9	8.6	0.9	**	**	6.1	1.6
1960 - 1974	5.2	1.7	3.2	1.4	4.8	1.3	4.8	3.3	3.9	1.5
1975 - 1989	6.1	2.5	2.9	1.3	4.7	1.6	4.3	3.8	4.0	1.6
1990+	n/u	n/u	**	**	**	**	**	**	10.0	**
Total	5.7	2.0	3.4	1.4	5.2	1.6	4.5	3.5	4.3	1.6

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Calgary CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	2004	2005	2004	2005	2004	2005	2004	2005
Calgary CMA								
Pre 1960	**	**	629	625	757	759	**	n/s
1960 - 1974	528	534	647	659	784	792	782	784
1975 - 1989	510	508	664	675	805	800	743	757
1990+	n/u	n/u	**	**	**	**	**	**
Total	515	524	655	666	806	808	766	775

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Calgary CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Calgary CMA										
3 to 5 Units	**	**	3.9	4.8	7.7	2.3	4.7	4.3	6.1	3.3
6 to 19 Units	6.7	2.1	4.8	1.7	5.6	2.0	5.7	**	5.2	1.8
20 to 49 Units	6.0	2.4	3.2	1.3	4.2	1.1	0.8	0.8	3.8	1.3
50 to 99 Units	5.7	3.4	2.4	1.3	4.7	1.1	3.4	0.9	3.6	1.3
100+ Units	1.1	0.4	2.2	1.0	5.3	1.8	7.3	5.2	3.7	1.4
Total	5.7	2.0	3.4	1.4	5.2	1.6	4.5	3.5	4.3	1.6

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Calgary CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	2004	2005	2004	2005	2004	2005	2004	2005
Calgary CMA								
3 to 5 Units	**	**	545	543	677	672	692	694
6 to 19 Units	483	486	592	600	717	721	**	**
20 to 49 Units	505	522	645	655	782	783	878	889
50 to 99 Units	564	565	703	715	838	858	996	996
100+ Units	586	600	730	737	904	900	928	960
Total	515	524	655	666	806	808	766	775

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1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Calgary CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Calgary CMA										
LT $600	6.5	2.7	5.3	2.1	7.5	1.8	**	**	5.7	2.3
$600 - $649	**	2.3	4.2	1.0	8.3	5.2	5.0	**	5.0	1.8
$650 - $699	**	**	2.4	2.1	6.2	1.3	2.8	2.5	3.3	2.0
$700 - $799	**	**	2.2	1.2	5.8	1.3	6.5	4.7	4.5	1.4
$800 - $899	n/s	**	3.7	1.5	3.4	1.2	3.4	5.0	3.5	1.5
$900+	n/s	n/s	6.3	2.9	6.2	2.7	4.9	3.0	6.0	2.8
Total	5.7	2.0	3.4	1.4	5.2	1.6	4.5	3.5	4.3	1.6

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Zone 1 - Downtown	n/u	n/u	n/u	n/u	n/s	**	n/u	n/u	n/s	**
Zone 2 - Beltline	n/u	n/u	n/u	n/u	n/u	**	**	**	**	**
Zone 3 - North Hill	**	**	**	**	15.8	0.0	**	**	7.1	0.0
Zone 4 - Southwest	**	**	9.4	12.1	4.5	3.0	3.4	4.5	4.4	4.1
Zone 5 - Southeast	n/u	n/u	**	**	2.6	2.8	10.2	5.9	6.9	4.5
Zone 6 - Northwest	n/u	n/u	6.1	1.5	5.4	2.0	3.4	3.5	4.6	2.6
Zone 7 - Northeast	n/u	n/u	**	**	2.9	1.8	2.7	1.0	2.8	1.4
Zone 8 - Chinook	n/u	n/u	n/u	n/u	**	**	**	**	**	0.0
Zone 9 - Fish Creek	**	**	**	**	3.0	2.6	4.0	3.7	3.2	2.7
Calgary City (Zones 1-9)	0.0	0.0	4.8	3.0	3.9	2.3	4.4	3.3	4.1	2.7
Zone 10 - Other Centres	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Calgary CMA	**0.0**	**0.0**	**4.8**	**3.0**	**3.8**	**2.3**	**4.4**	**3.3**	**4.1**	**2.7**

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	2004	2005	2004	2005	2004	2005	2004	2005
Zone 1 - Downtown	n/u	n/u	n/u	n/u	n/s	**	n/u	n/u
Zone 2 - Beltline	n/u	n/u	n/u	n/u	n/u	**	**	**
Zone 3 - North Hill	**	**	**	**	**	**	**	**
Zone 4 - Southwest	**	**	**	515	751	756	829	822
Zone 5 - Southeast	n/u	n/u	**	**	733	**	755	**
Zone 6 - Northwest	n/u	n/u	**	619	787	810	853	854
Zone 7 - Northeast	n/u	n/u	**	**	760	**	855	**
Zone 8 - Chinook	n/u	n/u	n/u	n/u	**	**	**	**
Zone 9 - Fish Creek	**	**	**	**	817	816	852	867
Calgary City (Zones 1-9)	**	479	636	643	779	789	837	841
Zone 10 - Other Centres	n/u	n/u	n/u	n/u	**	**	n/u	n/u
Calgary CMA	**	**479**	**636**	**643**	**779**	**789**	**837**	**841**

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n/u : No units exist in the universe for this category n/s : No units exist in the sample for this category n/a : Not applicable

2.1.3 Number of Private Row (Townhouse) Units Vacant and Universe in October 2005 by Zone and Bedroom Type
Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - Downtown	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Zone 2 - Beltline	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 3 - North Hill	**	**	**	**	0	14	**	**	0	37
Zone 4 - Southwest	**	**	4	33	10	330	8	178	22	543
Zone 5 - Southeast	n/u	n/u	**	**	8	285	22	373	30	672
Zone 6 - Northwest	n/u	n/u	1	66	13	657	19	548	33	1,271
Zone 7 - Northeast	n/u	n/u	**	**	9	514	6	580	15	1,100
Zone 8 - Chinook	n/u	n/u	n/u	n/u	**	**	**	**	0	54
Zone 9 - Fish Creek	**	**	**	**	20	777	9	243	29	1,057
Calgary City (Zones 1-9)	0	5	5	168	61	2,612	64	1,964	130	4,749
Zone 10 - Other Centres	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Calgary CMA	**0**	**5**	**5**	**168**	**61**	**2,622**	**64**	**1,964**	**130**	**4,759**

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type
Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Zone 1 - Downtown	n/a	n/u	n/a	n/u	n/a	**	n/a	n/u	n/a	**
Zone 2 - Beltline	n/a	n/u	n/a	n/u	n/a	**	n/a	**	n/a	**
Zone 3 - North Hill	n/a	**	n/a	**	n/a	0.0	n/a	**	n/a	2.7
Zone 4 - Southwest	n/a	**	n/a	30.3	n/a	5.8	n/a	5.1	n/a	7.2
Zone 5 - Southeast	n/a	n/u	n/a	**	n/a	5.3	n/a	6.7	n/a	6.0
Zone 6 - Northwest	n/a	n/u	n/a	1.5	n/a	4.9	n/a	5.7	n/a	5.0
Zone 7 - Northeast	n/a	n/u	n/a	**	n/a	3.1	n/a	2.4	n/a	2.7
Zone 8 - Chinook	n/a	n/u	n/a	n/u	n/a	**	n/a	**	n/a	3.7
Zone 9 - Fish Creek	n/a	**	n/a	**	n/a	3.6	n/a	6.2	n/a	4.1
Calgary City (Zones 1-9)	n/a	20.0	n/a	7.1	n/a	4.3	n/a	4.8	n/a	4.6
Zone 10 - Other Centres	n/a	n/u	n/a	n/u	n/a	**	n/a	n/u	n/a	**
Calgary CMA	**n/a**	**20.0**	**n/a**	**7.1**	**n/a**	**4.3**	**n/a**	**4.8**	**n/a**	**4.6**

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METHODOLOGY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only structures with at least three rental units, which have been on the market for at least three months. The data collected for a structure depends on its initiation type (public or private), and whether it is an apartment or a row structure. The survey collects vacant unit data for all sampled structures. The market rent data are collected for only privately initiated structures. The available unit data are obtained only for privately initiated apartment or row structures. Most data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of October, and the results reflect market conditions at that time.

Definitions

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent. The changes in average rent do not necessarily correspond to rent changes within a given structure. The increase or decrease of the average rents between two years may or may not be statistically significant due to other factors such as the variability of the rents.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2001 Census area definitions.

Acknowledgement

The Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers and building superintendents throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Information and Subscriptions

For more information about this publication or any other questions on the Calgary housing market, please call our **Client Service Department** at (403) 515-3006 or e-mail us at **msilenzi@cmhc-schl.gc.ca** .

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